

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 13 E. Miner Street
Project Address: 13 E. Miner Street
Prepared By: Steve Hautzinger

Date Prepared: August 5, 2015

PETITION INFORMATION:

DC Number: 15-097
Petitioner Name: Frank Panzarino
Petitioner Address: 904 S. Edgewood Lane
Mt. Prospect, IL 60056
Meeting Date: August 11, 2015

Requested Action(s):

- 1. Approval of the proposed architectural design for a new apartment building with indoor parking in the (B-5) Downtown Zoning District.

ANALYSIS

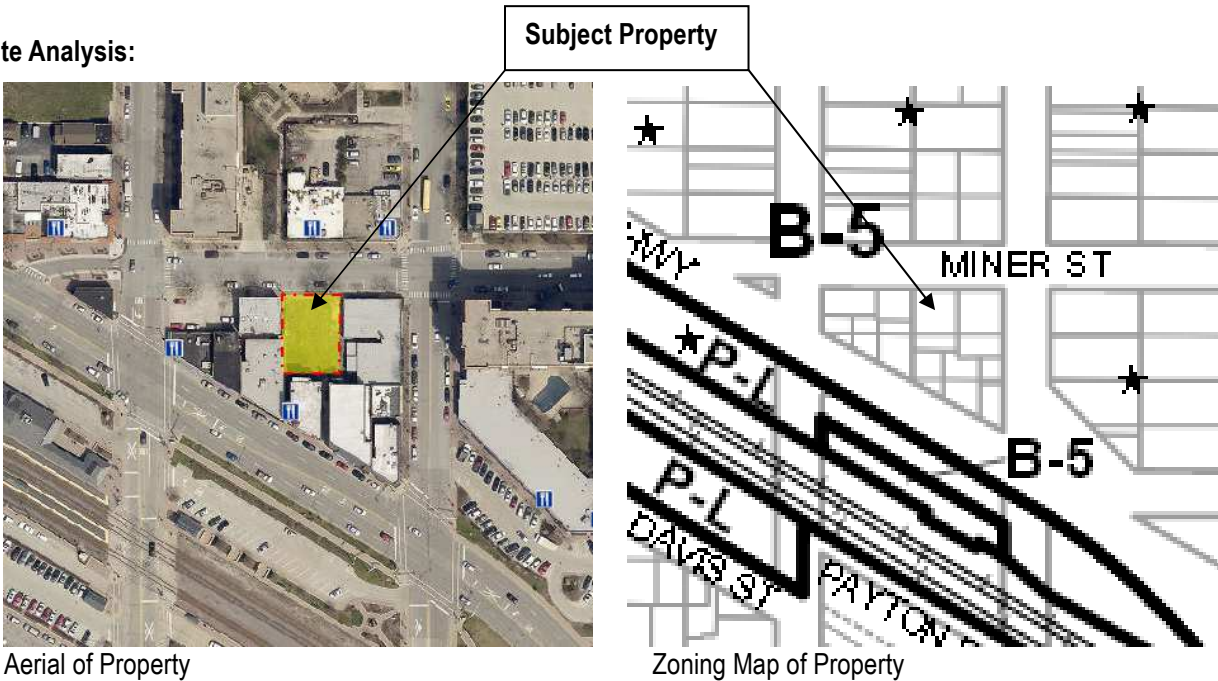
Summary:

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for new construction and those improvements which affect the architectural design of the building, site improvements or signage to determine whether it meets with the standards, requirements and purposes of the Design Guidelines and Chapter 30, Sign Regulations."

The petitioner is seeking approval of the architectural design for a new four story apartment with indoor parking. The site is currently vacant and is located on the north side of the Downtown (B-5) Zoning District. The proposed development will be four stories in height with 12 residential apartment units occupying floors two through four. The first floor will contain the apartment entrance lobby as well as indoor parking for use by the apartment residents. A basement level will be used for storage.

The proposed development requires approval as a Planned Unit Development through the Plan Commission process.

Site Analysis:



Aerial of Property

Zoning Map of Property

Surrounding Land Uses:

Direction	Existing Zoning	Existing Use	Comprehensive Plan
Subject Property	B-5, Downtown District	Vacant	Mixed Use
North	B-5, Downtown District	Bistro Chen Restaurant	Mixed Use
South	B-5, Downtown District	Mixed Use Retail / Apartments	Mixed Use
East	B-5, Downtown District	Multi-Tenant Retail	Mixed Use
West	B-5, Downtown District	Mixed Use Retail / Apartments	Mixed Use

Zoning, Building Code, Fire Code, and Utility Issues:

This proposal has numerous unresolved zoning, building code, fire code, accessibility, and utility issues (refer to the attached letter dated August 5, 2014 for a detailed preliminary summary of outstanding issues). While these issues are not directly Design Commission matters, resolution of these issues will have an impact on the final building design. Key issues include, but are not limited to:

1. First floor retail. Chapter 28 (Zoning Regulations) requires that dwelling units are allowed in the Downtown only if business uses occupy the ground floor. Additionally, the Downtown Master Plan envisions retail/service user spaces at the ground floor level. This is an opportunity to enliven the streetscape on the north side of the Downtown. As proposed, a retail dead zone will be created mid-block. Additionally, 3 to 4 on street parking spaces will be lost to accommodate the proposed driveway.
2. Building and Fire Code. Preliminary building code review concludes that window openings are not allowed where exterior walls are less than 5 feet from the property line, and for walls that are 5 to 10 feet from the property line, only 25% of the wall area may contain window openings. Additionally, there are concerns regarding safe egress routes to the public way from the proposed building exits as well as from the existing adjacent building exits.
3. Utilities / Easements. The subject property contains underground water and sewer utilities which serve adjacent properties that need to be resolved. Additionally, ComEd easement clearances around the side and back of the proposed building need to be confirmed.

Architectural Design:

Front (north) Elevation. The composition of the front elevation is well done with nice symmetry, recessed balconies, and rich materials. However, the following revisions are recommended to enhance the design:

4. Retail storefronts should be added on the first floor to add visual interest at the sidewalk level, and to enliven this area of the Downtown.
5. The small arches and keystones above the windows and balcony doors are weak. Consider a straight, stone lintel detail with a heavier appearance in lieu of the arch detail.
6. The brick wall area above the top floor windows is blank and void of detail. Consider adding more details in this area such as decorative brick and stone detailing.
7. The arched cornice at the top of the building and arched lintel above the first floor garage door are awkward. Consider omitting the arch, and providing a built-up linear stone detail instead.
8. The proposed railing detail at the roof deck level is a nice detail, but it is proposed to be set back from the front wall. Consider moving this detail forward to be in line with the front wall so that it is more visible and aligns with the balcony railings below.
9. The two brick colors are too similar in appearance and do not enhance the design. Consider omitting one of the brick colors for a more cohesive appearance.

Side (east & west) Elevations. The proposed four story building will be highly visible above the existing one story building to the east, and partially visible above the two story building to the west (refer to Images 1 & 2 below). Although it is possible that future redevelopment of the adjacent sites could block the side views of the proposed building, it is likely that the side elevations will be visible for many years and should therefore be further developed with additional detailing.

1. Consider continuing the roof deck railing detail from the front elevation down the side elevations.
2. Preliminary building code review concludes that the three windows shown on the left (east) elevation are not allowed due to fire separation requirements where the wall is not set back from the lot line. Consider adding more brick and stone detailing to add interest to this large blank wall.
3. The front half of the right (west) elevation is set back eight feet from the property line and will be highly visible. Consider opening the side of the balconies as well as adding windows on this wall.



Image 1. View of vacant site looking east on Miner Street.



Image 2. View of vacant site from the intersection of Miner Street and Evergreen Avenue.

Rooftop Mechanical Unit Screening:

Rooftop mechanical units are required to be fully screened from public view. The proposed design indicates that the rooftop mechanical equipment will be placed in the center of the roof and fully screened.

Dumpster and Utility Screening:

Trash dumpsters and electrical equipment are proposed to be located on grade on the right (west) side of the building. Landscaping is proposed to screen the electrical equipment. However, a fenced enclosure is recommended to enclose the trash dumpster area.

Landscaping:

The petitioner will be required to comply with Village standards for sidewalks, street trees, and site furnishings.

Signage:

Signage is not included in this review. Separate sign permit applications will be required for any proposed signage.

RECOMMENDATION:

It is recommended that the Design Commission **continue** the request for design approval of 13 E. Miner Street to allow time for the design to be finalized based on resolution of the various zoning, land use, utility conflicts, accessibility, and building code issues, as well as to allow time for the design to be enhanced in response to the recommendations listed above. This recommendation is subject to compliance with the plans received 7/27/15, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
2. The petitioner is required to comply with Village standards for sidewalks, street trees, and site furnishings.
3. All signage must meet code, Chapter 30.

August 5, 2015

Steve Hautzinger AIA, Design Planner

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 15-097